

1 BILL NO. B-80-07-09

2 DECLARATORY RESOLUTION NO. B-71-80

3  
4 A DECLARATORY RESOLUTION designating  
5 an "Urban Development Area" under  
6 I.C. 6-1.1-12.1.

7 WHEREAS, S & G Realty Company has duly filed its petition  
8 dated June 21, 1980, for designation of the following described  
9 property as an "Urban Development Area" in accordance with Di-  
10 vision 6, Article II, Chapter 2 of the Municipal Code of the  
11 City of Fort Wayne, Indiana of 1974 and I.C. 6-1.1-12.1, to-  
12 wit:

13 Lots 11 and 12 in Hanna-Creighton Sub-  
14 division, Section Two, an addition to  
15 the City of Fort Wayne, Allen County,  
16 Indiana.

17 located at and commonly known as:

18 3013 Curdes Avenue  
19 Fort Wayne, Indiana 46802

20 WHEREAS, it appears that said petition should be pro-  
21 cesses to final determination in accordance with the provisions  
22 of said Division 6.

23 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
24 THE CITY OF FORT WAYNE, INDIANA.

25 SECTION 1. That subject to the requirements of Section  
26 2, below, the above described property is hereby designated and  
27 declared an "Urban Development Area" under I.C. 6-1.1-12.1.

28 SECTION 2. That the foregoing is subject to:

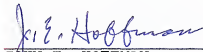
29 (a) An affirmative ("Do Pass") recommendation  
30 by the Fort Wayne Redevelopment Commission,  
31 after due hearing, analysis and study in ac-  
32 cordance with the provisions of Division 6,  
Article II, Chapter 2 of the Municipal Code  
of the City of Fort Wayne, Indiana of 1974.

(b) Final confirmation hereof by due passage  
upon the final vote hereon.

SECTION 3. That this Resolution shall be effective upon  
passage and approval by the Mayor.

  
COUNCILMAN

APPROVED AS TO FORM AND  
LEGALITY JULY 3, 1980.

  
JOHN E. HOFFMAN  
City Attorney

Read the first time in full and on motion by E. Stark, seconded by John, and duly adopted, read the second time by title and referred to the Committee Legislation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATE: 7-8-80

Charles W. Westerman  
CHARLES W. WESTERMAN  
CITY CLERK

Read the third time in full and on motion by E. Stark, seconded by John, and duly adopted, placed on its passage. PASSED (~~Lost~~) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>7</u>	<u>      </u>	<u>1</u>	<u>1</u>	<u>      </u>
BURNS	<u>      </u>	<u>      </u>	<u>X</u>	<u>      </u>	<u>      </u>
EISBART	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
GiaQUINTA	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
NUCKOLS	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
SCHMIDT, D.	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
SCHMIDT, V.	<u>      </u>	<u>      </u>	<u>      </u>	<u>X</u>	<u>      </u>
SCHOMBURG	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
STIER	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>
TALARICO	<u>X</u>	<u>      </u>	<u>      </u>	<u>      </u>	<u>      </u>

DATE: 9-5-80

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ZONING-MAP~~) (~~GENERAL~~) (~~ANNEXATION~~) (~~SPECIAL~~) (~~APPROPRIATION~~) ORDINANCE (RESOLUTION) No. 03-71-80 on the 9th day of September, 1980.

ATTEST:

(SEAL)

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

John Nuckols  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of September, 1980, at the hour of 11:30 o'clock A. M., E.S.T.

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 12th day of Sept. 1980, at the hour of 10 o'clock A. M., E.S.T.

Winfield C. Moses, Jr.  
WINFIELD C. MOSES, JR.  
MAYOR

Hold, Request: Gary  
Wasson - redevelopment  
9/2/80

BILL NO. R-80-07-09

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN  
ORDINANCE A Declaratory Resolution designating an "Urban  
Development Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

BEN EISBART, CHAIRMAN

JOHN NUCKOLS, VICE CHAIRMAN

JAMES S. STIER

SAMUEL J. TALARICO

DONALD J. SCHMIDT

*Ben Eisbart*  
*John Nuckols*  
*James S. Stier*  
*Samuel J. Talarico*  
*Donald J. Schmidt*

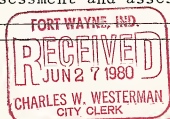
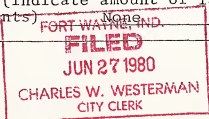
9-9-80  
CONCURRED IN  
DATE            CHARLES W. WESTERMAN, CITY CLERK

APPLICATION FOR CONSIDERATION FOR  
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property 1211 E. Wallace Street  
Street Boundaries (if applicable) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. Legal Description of Property Lot 11 in Hanna-Creighton Sub-division, Section Two, an addition to the City of Fort Wayne, Allen County, Indiana.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. Township Wayne
4. Taxing District Fort Wayne
5. Current Zoning District M1
6. Variance Grant (if any) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Owner(s) S & G Realty Company.  
\_\_\_\_\_  
\_\_\_\_\_
8. Address of Owner(s) 3013 Curdes  
Fort Wayne, Indiana  
\_\_\_\_\_  
\_\_\_\_\_
9. Telephone Number 484-2195
10. Agent of Owner (if any) Byron F. Novitsky  
\_\_\_\_\_  
\_\_\_\_\_
11. Address 508 Strauss Building  
Fort Wayne, IN 46802
12. Telephone Number 422-8421
13. Relationship of Agent to Owner Attorney
14. Instrument Number of Commitments or Covenants Enforceable by City (if any) 79-10431  
\_\_\_\_\_
15. Current Use of Property  
(a) How is property presently used? Rental Property  
\_\_\_\_\_  
\_\_\_\_\_  
(b) What structure(s) (if any) are on the property? Pre Engineered Still Buildings  
\_\_\_\_\_  
\_\_\_\_\_  
(c) What is the condition of this structure/these structures? New  
\_\_\_\_\_  
\_\_\_\_\_
16. Current Assessment on Land and Improvements  

	Land	Improvements
(a) What is the amount of latest assessment?	<u>a. \$3,000.</u>	<u>\$29,800</u>
	<u>b. \$1,100</u>	<u>None</u>
(b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements)	<u>None</u>	



17. Description of Project Part of Urban Renewal of City of Fort Wayne.

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? \_\_\_\_\_

(b) When is completion expected? Completed

19. Cost of project (not including land cost) \$50,000

20. Permanent Jobs Resulting from Completed Project

(a) How many permanent employees will be employed at or in connection with the project after it is completed? 25

(b) What kind of work will employees be engaged in? Labor in Warehouse.

(c) How many jobs new to Fort Wayne will be created as a result of project completion? 20

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Neighborhood was previously deteriorating.

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land? Yes

(b) Will the project improve or replace a deteriorated or obsolete structure? Yes

(c) Will the project preserve a historically or architecturally significant structure? No

(d) Will the project contribute to the conservation and/or stability of a neighborhood? Yes

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? Yes

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

       Yes        x No

25. Financing on Project

What is the status of financing connected with the project?  
Completed

I hereby certify that the information and representations on this Application are true and complete.

S & G Realty Company  
Signature(s) of Owner(s)

June 21, 1980  
Date

By *Stewart Smet*

Partner



OFFICE OF THE CITY CLERK

## THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

Charles W. Westerman, Clerk -- Room 122

June 27, 1980

Mr. John E. Hoffman  
Attorney At Law  
Hoffman, Moppert & Angel  
Suite 1212  
Anthony Wayne Bank Building  
Fort Wayne, Indiana 46802

Dear Mr. Hoffman:

Please find enclosed an Application for consideration for designation as an urban development area with attached receipt for the \$50.00 filing fee from S & G Realty Company.

As per procedure established by Resolution No. R-80-79, I am requesting that your department prepare a Declaratory Resolution, which designates an "urban development area" (qualification for tax abatement), should be prepared in accordance with Resolution No. R-80-79 and Public Law No. 69, Acts of 1977, as amended by Public Law No. 56, Acts of 1979.

Sincerely yours,

Charles W. Westerman  
City Clerk

CWW/mbv  
Enclosures



APPLICATION FOR CONSIDERATION FOR  
DESIGNATION AS AN URBAN DEVELOPMENT AREA

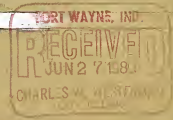
This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property 1221  
E. Wallace Street  
  
Street Boundaries (if applicable) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. Legal Description of Property  
Lot 12 in Hanna-Creighton Sub-  
division, Section Two, an addition  
to the City of Fort Wayne, Allen  
County, Indiana.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. Township Wayne
4. Taxing District Fort Wayne
5. Current Zoning District M1
6. Variance Grant (if any) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Owner(s) S & G Realty  
Company.  
\_\_\_\_\_
8. Address of Owner(s) \_\_\_\_\_  
3013 Curdes  
Fort Wayne, Indiana  
\_\_\_\_\_
9. Telephone Number \_\_\_\_\_  
484-2195
10. Agent of Owner (if any)  
Byron F. Novitsky  
\_\_\_\_\_
11. Address 508 Strauss Building  
Fort Wayne, IN 46802
12. Telephone Number \_\_\_\_\_  
422-8421
13. Relationship of Agent to  
Owner Attorney
14. Instrument Number of  
Commitments or Covenants  
Enforceable by City (if  
any)  
79-10431
15. Current Use of Property  
(a) How is property presently used? Rental Property  
\_\_\_\_\_  
\_\_\_\_\_  
(b) What structure(s) (if any) are on the property?  
Pre Engineered Still Building 40 x 175  
\_\_\_\_\_  
(c) What is the condition of this structure/these structures?  
New  
\_\_\_\_\_  
\_\_\_\_\_
16. Current Assessment on Land and Improvements  
(a) What is the amount of latest assessment? 

Land	Improvements
<u>\$4,200</u>	<u>\$9,400</u>

  
(b) What is the amount of total property taxes paid the immediate  
past year? (indicate amount of land assessment and assessment  
on improvements)  

Land <u>\$4,200</u>	Improvements <u>None</u>
---------------------	--------------------------



17. Description of Project Part of Urban Renewal of City of Fort Wayne.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? \_\_\_\_\_

(b) When is completion expected? Completed

19. Cost of project (not including land cost) \$50,000

\_\_\_\_\_

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(a) How many permanent employees will be employed at or in connection with the project after it is completed? 25

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21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None

\_\_\_\_\_  
\_\_\_\_\_

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Neighborhood was previously deteriorating.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land? Yes

\_\_\_\_\_  
\_\_\_\_\_

(b) Will the project improve or replace a deteriorated or obsolete structure? Yes

\_\_\_\_\_  
\_\_\_\_\_

(c) Will the project preserve a historically or architecturally significant structure? No

(d) Will the project contribute to the conservation and/or stability of a neighborhood? Yes

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? Yes

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

           Yes                        X   No

25. Financing on Project

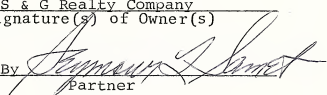
What is the status of financing connected with the project?

Completed

I hereby certify that the information and representations on this Application are true and complete.

S & G Realty Company  
Signature(s) of Owner(s)

June 21, 1980  
Date

By   
Partner

CITY CLERK'S OFFICE  
Room 122 City-County Bldg.  
One East Main Street  
Fort Wayne, Indiana 46802

NO. 7  
June 27 1980

RECEIVED FROM L & L Realty Company

Fifty-Two DOLLARS

for Vol. 1000 - F. W. J. Fee

Account Total \$ 52.00

Amount Paid \$ 52.00

Balance Due \$ 0

C. W. Whitman City Clerk

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

RESOLUTION OF FORT WAYNE REDEVELOPMENT  
COMMISSION, GOVERNING BODY OF CITY OF  
FORT WAYNE, DEPARTMENT OF REDEVELOPMENT  
RECOMMENDING TO THE COMMON COUNCIL OF  
THE CITY OF FORT WAYNE ADOPTION OF THE  
DECLARATORY RESOLUTION DESIGNATING A  
PARCEL OF REAL ESTATE AS AN URBAN  
DEVELOPMENT AREA

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne; and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on August 11, 1980 at 7:00 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which Hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel once each week for two (2) consecutive weeks, the last publication in each instance being at least ten (10) days before the date fixed for the hearing; and

WHEREAS, said public hearing was held on August 11, 1980 at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution; and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following-described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, to-wit:

Lots 11 and 12 in Hanna-Creighton Sub-division, Section Two, an addition to the City of Fort Wayne, Allen County, Indiana.

located at and commonly known as:

1221 and 1211 Wallace Street

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a

geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) If said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation.

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.


ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:00 P.M. (EST) on August 11, 1980 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

CERTIFICATE OF RECORDING OFFICER

I, Hana L. Stith, the duly appointed, qualified,  
and acting Secretary of the Fort Wayne Redevelopment Commission,  
do hereby certify that the attached Resolution is a true and  
correct copy of a Resolution adopted at the Regular  
Meeting of the Fort Wayne Redevelopment Commission, Governing  
Body of the City of Fort Wayne, Department of Redevelopment,  
held on the 11th day of August, 1980 at  
7 30 P.M.

IN TESTIMONY WHEREOF, I have hereunto set my hand this.

11th day of August, 1980.

  
Hana L. Stith, Secretary



RESOLUTION OF FORT WAYNE REDEVELOPMENT  
COMMISSION, GOVERNING BODY OF CITY OF  
FORT WAYNE, DEPARTMENT OF REDEVELOPMENT  
RECOMMENDING TO THE COMMON COUNCIL OF  
THE CITY OF FORT WAYNE ADOPTION OF THE  
DECLARATORY RESOLUTION DESIGNATING A  
PARCEL OF REAL ESTATE AS AN URBAN  
DEVELOPMENT AREA

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WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on August 11, 1980 at 7:00 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which Hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel once each week for two (2) consecutive weeks, the last publication in each instance being at least ten (10) days before the date fixed for the hearing; and

WHEREAS, said public hearing was held on August 11, 1980 at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution; and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following-described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, to-wit:

Lots 11 and 12 in Hanna-Creighton Sub-division, Section Two, an addition to the City of Fort Wayne, Allen County, Indiana.

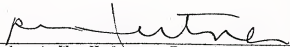
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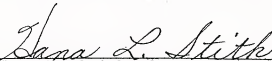
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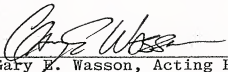
BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a

FORT WAYNE REDEVELOPMENT COMMISSION

By   
Robert W. Huthner, President

By   
Hana L. Stith, Secretary

ATTEST:


  
Gary E. Wasson, Acting Executive Director

ADOPTED August 11, 1980

CERTIFICATE OF RECORDING OFFICER

I, Hana L. Stith, the duly appointed, qualified,  
and acting Secretary of the Fort Wayne Redevelopment Commission,  
do hereby certify that the attached Resolution is a true and  
correct copy of a Resolution adopted at the Regular  
Meeting of the Fort Wayne Redevelopment Commission, Governing  
Body of the City of Fort Wayne, Department of Redevelopment,  
held on the 11th day of August, 1980 at  
7 30 P.M.

IN TESTIMONY WHEREOF, I have hereunto set my hand this  
11th day of August, 1980.

  
Hana L. Stith, Secretary

RESOLUTION OF FORT WAYNE REDEVELOPMENT  
COMMISSION, GOVERNING BODY OF CITY OF  
FORT WAYNE, DEPARTMENT OF REDEVELOPMENT  
RECOMMENDING TO THE COMMON COUNCIL OF  
THE CITY OF FORT WAYNE ADOPTION OF THE  
DECLARATORY RESOLUTION DESIGNATING A  
PARCEL OF REAL ESTATE AS AN URBAN  
DEVELOPMENT AREA

---

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne; and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on August 11, 1980 at 7:00 P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which Hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel once each week for two (2) consecutive weeks, the last publication in each instance being at least ten (10) days before the date fixed for the hearing; and

WHEREAS, said public hearing was held on August 11, 1980 at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution; and

WHEREAS, the Commission requested all persons desiring to file written remonstrances or objections to do so at said meeting; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following-described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, to-wit:

Lots 11 and 12 in Hanna-Creighton Sub-division, Section Two, an addition to the City of Fort Wayne, Allen County, Indiana.

located at and commonly known as:

1221 and 1211 Wallace Street

NOW, THEREFORE, BE IT RESOLVED that the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment, does hereby find and recommends designation of the above-described parcel of real estate in the City of Fort Wayne, Indiana, as an "urban development area" for purposes of I.C. 6-1-12.1, as enacted by the General Assembly of the State of Indiana.

BE IT FURTHER RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a

geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

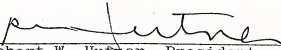
BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

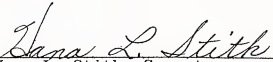
- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation submitted to the Common Council of the City of Fort Wayne,
- (2) If said project for redevelopment or rehabilitation is initiated within two (2) years from the date of this designation, and
- (3) for a period of ten (10) years after the date of this designation.

BE IT FURTHER RESOLVED that the adoption of the Declaratory Resolution designating said parcel of real estate as an "urban development area" is now hereby recommended to the Common Council of the City of Fort Wayne.


ADOPTED at a public meeting of the Fort Wayne Redevelopment Commission, Governing Body of the City of Fort Wayne, Department of Redevelopment in the Board of Works Hearing Room on the 9th Floor of the City-County Building in the City of Fort Wayne, Indiana, which meeting was called and held at 7:00 P.M. (EST) on August 11, 1980 and duly recorded in the records of said Fort Wayne Redevelopment Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

By   
Robert W. Huthner, President

By   
Hana L. Stith, Secretary

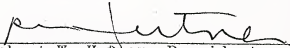
ATTEST:

  
Gary E. Wasson, Acting Executive Director

ADOPTED August 11, 1980

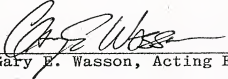


FORT WAYNE REDEVELOPMENT COMMISSION

By   
Robert W. Hutner, President

By   
Hana L. Stith, Secretary

ATTEST:

  
Gary E. Wasson, Acting Executive Director

ADOPTED August 11, 1980

# FORT WAYNE REDEVELOPMENT COMMISSION

DATE: August 13, 1980  
TO: Councilman Benjamin A. Eisbart Chairman,  
Council Committee on Regulations  
FROM: Gary E. Wasson, Acting Executive Director  
SUBJECT: City Council Bill No. R-80-07-09  
Tax Abatement - 1211 and 1221 East Wallace Street

## Background

On July 08, 1980, Declaratory Resolution No. R-80-07-09 was introduced in City Council requesting designation of the property located at 1211 and 1221 East Wallace Street (S & G Realty) as an "urban development area" for purposes of tax abatement. The Resolution was referred to the Regulations Committee. In accordance with Resolution No. R-80-79, the Declaratory Resolution was then referred to the Redevelopment Commission for public hearing.

## Action

The Fort Wayne Redevelopment Commission conducted the Public Hearing on August 11, 1980. No one spoke in opposition to the abatement request.

## Recommendation

Following the public hearing, the Redevelopment Commission, at their Regular Meeting on August 11, 1980 did adopt the attached Resolution No. 80-55 recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Lots 11 and 12 in the Hanna-Creighton Subdivision, Section Two, an addition to the City of Fort Wayne, Allen County, Indiana, located and commonly known as:

1211 and 1221 East Wallace Street  
Fort Wayne, Indiana 46803

as "urban development area" for purposes of I.C. 6-1.1-12.1, as enacted by the General Assembly of the State of Indiana.

## Rationale

The Redevelopment Commission staff reviewed the aforementioned Application and found that:

S & G Realty have completed a new structure at 1211 East Wallace Street and are completing a building at 1221 East Wallace Street in the Hanna-Creighton Urban Renewal Project. The building at 1211 East Wallace Street is used for offices and warehousing and will employ approximately 25 persons. The cost of the building is \$50,000.

The building at 1221 East Wallace Street is also to be used for offices and warehousing with 25 additional employees. It is expected to be completed this summer.

**FORT WAYNE  
REDEVELOPMENT  
COMMISSION**

DATE: August 13, 1980  
TO: Councilman Benjamin A. Eisbart  
FROM:  
SUBJECT: Page 2

It was the opinion of the Commission that the property at 1211 and 1221 East Wallace Street qualifies as an "urban development area" in view of the fact that the proposal meets many of the objectives of the Redevelopment Commission, as stated in Resolution No. 78-5 authorizing implementation of procedures with regard to Public Law No. 69, as amended. The objectives, which are addressed by the S & G Realty proposal are as follows:

- (a) effective utilization of vacant or under-utilized land;
- (b) neighborhood conservation and stabilization;
- (c) improvement of the physical appearance of the City;
- (d) rehabilitation or replacement of obsolete or deteriorated structures;  
and
- (e) increase in employment.

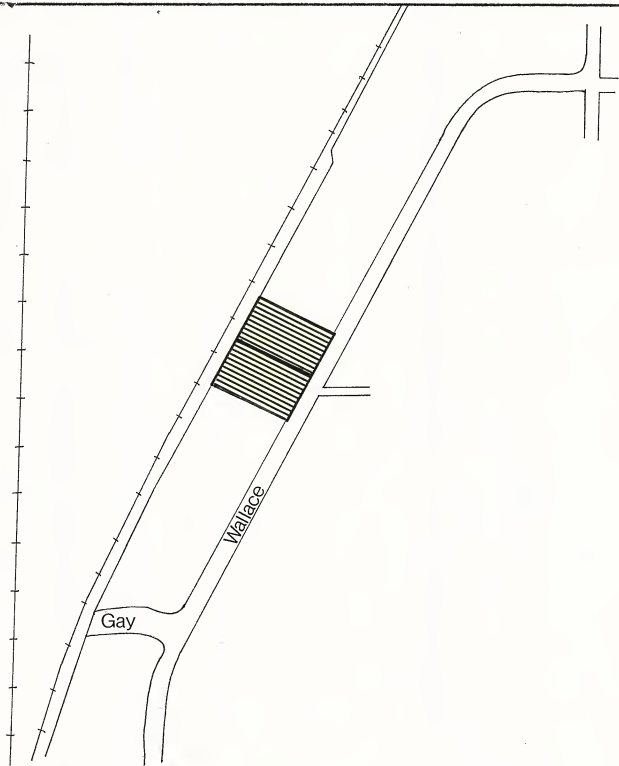
Additional positive weight should be given to this proposal since:

1. The properties are within a Redevelopment Project Area.

If you have any questions, please call this office.

GEW/jb

Attachment



**FORT WAYNE  
REDEVELOPMENT  
COMMISSION**



**DATE PROJECT TITLE**

**Tax Abatement**

**Aug. 1980**

1211 & 1221 E. Wallace  
S&G REALTY

**SCALE**

4949

DIGEST SHEET

TITLE OF ORDINANCE: General Ordinance 2-80-08-27

DEPARTMENT REQUESTING ORDINANCE: Traffic Engineering Department

SYNOPSIS OF ORDINANCE: An ordinance amending Schedules 3, 4, 5 & 7  
Chapter 17 of the 1974 City Code.

EFFECT OF PASSAGE: Makes permanent some temporary experimental regu-  
lations of the Board of Safety.

EFFECT OF NON-PASSAGE: Board will have to renew the temporary regu-  
lations which is good for only sixty days.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): None.

ASSIGNED TO COMMITTEE: Eg

DIGEST SHEET

TITLE OF ORDINANCE: Declaratory Resolution

*Q-80-07-09*

DEPARTMENT REQUESTING ORDINANCE: City Clerk's Office

SYNOPSIS OF ORDINANCE: A Declaratory Resolution designating

an "Urban Development Area" under I.C. 6-1.1-12.1.

EFFECT OF PASSAGE: Renovate a deteriorating neighborhood.

EFFECT OF NON-PASSAGE: Non-renovation of neighborhood.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): Reduction in  
real estate taxes on improvement on reducing percentage over  
ten years per I.C. 6-1.1-12.1-4.

ASSIGNED TO COMMITTEE: Regulations